600 Feet

of Window

Frontage on a

Single Floor

THE features which distinguish the Fisk Building

The New 25-Story

FISK BUILDING

57th Street and Broadway

possesses a remarkably elastic floor plan, designed to

meet every requirement for high-class Executive Offices

in small or large units. An entire floor commands 240

feet frontage on 57th Street. Smaller offices enjoy equal

light advantages, because of the close proximity of ALL

OFFICES - STORES - FLOORS

Occupancy October 1st Ready For Inspection. Representative On Premises.

(a) Fronts on THREE 100-ft. streets.

(b) Unobstructed light on four sides.

In addition to these geographic advantages -

as the lightest and airiest office structure in New

No point on a floor exceeds 30 feet from an

outside window-No dark corners-No waste

BUSINESS PLACES TO LET.

BUSINESS PLACES TO LET.

BUYS BIG SITE FOR VILLAGE THEATRE

Syndicate to Build Playhouse at Corner of Macdougal and West Houston Streets.

The biggest moving picture and vaudeville theatre south of Fourteenth street ts to be built this year at the sorthwest corner of Macdougal and West Houston streets by a syndicate of

Houston streets by a syndicate of wealthy Italian business men in the Washington Square South section. The site for the project is being purchased from the Nicholas Low estate, and includes eight old fashioned three and four story dwellings and flats covering a plot 100 feet on West Houston street and 120 feet on West Houston atreet and 120 feet on West Houston atreet and 120 feet on Macdougal street. The buying syndicate was represented by Antonio Rosetti and the brokers were the Ruland & Whiting Benjamin Corporation. The Low estate has held the property for more than 100 ears. With the exception of a few small movie theatres along Bleecker street, this section is devoid of popular amusement centres. The nearest big theatre is in Sheridan square. Negotiations for the Low estate site were marked at one time by considerable rivalry between two interests which desired to get possession of the site. The negotiations for the other syndicate were conducted by Pepe & Brother. The deal comphasizes the fact that the district below Fourteenth street, which up to a few years ago witnessed the demolition of one theatre after another, is now witnessing the erection of new and commodious theatres in rapid succession. The Macdougal street house will seat 1,200 persons.

Other Deals in Manhattan.

Morris Moore's Sons sold for Samuel Hyman to the Phil-Edna Realty Company the property at 428 to 432 East Fifty-ninth street, 61x100, Improved with one four and one six story commercial building. The seller was represented by Oscar Lowenstein, attorney, and Goldfein & Welfisch were attorneys for

Golden & Wellisch were attorneys for the purchaser.

Richard H. Scobie and A. J. Robert-son sold for Henry C. Trumbower the five story store and loft building at 25 West Thirty-fifth street, 22.6x109. This property was held at \$125,000.

Apartment and Tenement Deals.

Apartment and Tenement Deals.

John R. Davidson sold for James Baird the St. James Palace, a six story elevator apartment house, 100x100, at 543 and 545 West 146th street, to Michael Retaker.

Abraham Zauderer, Inc., represented by Samuel Wacht, attorney, sold to Rose Weinstein 514 West 134th atreet, a five story apartment, 40x100, arranged for fifteen families.

Brown, Wheelock Company, Inc., and Frank Sullivan sold for Sarah Ontes 458 West Fortieth street, a five story tenement, 23.6x74.

The estate of Lambert S. Quacker.

ment, 23.8x74.

The estate of Lambert S. Quackenbush sold 208 East Ninety-fifth street. 25x100, a five story tenement. Nathan Schwarts, broker.

Adolph Weiss sold to Samuel Lawrence 8 East 110th street, a five story fat 21x10

Leonard Weill sold to Samuel L. Frank 325 East 100th street, a five story tenement, 25x100.

Cross & Brown Increase Staff.

Cross & Brown Increase Staff.

Cross & Brown Company announce that William M. Shackford, for twenty years with Daniel Birdsall & Co., has become a stockholder and representative of Cross & Brown Company, and will hereafter be connected with the midtown office, which they have opened in the Flatiron Building. Mr. Shackford represents a large number of estates of corporations which he will manage as heretofore, among these being

the Singer Sewing Machine Company properties.

The new midtown office which Cross & Brown Company have opened has been found necessary owing to increased activity in the loft section of the city. Heretofore this branch has been handled by Wilfred J. Stone, from the main office, who, in the future, will be located at the new office.

Another addition to the Cross & Brown staff is Frederic S. Willert, who formerly was associated with the Charles F. Noyes Company in the management of downtown office buildings and manufactureing plants, as consulting engineer. Mr. Willert, who also was consulting engineer for the Charles A. Schieren Company's property and the Advance Candy Manufacturing Company, will act as consulting engineer in the management department.

Save New York Committee Moves. The Save New York Committee announce their removal from 383 Fifth avenue to their permanent offices in the Burton Building, at 267 Fifth avenue, northeast corner of Twenty-ninth street.

Two Bronx Fints Planned.

Isaac Haft, Inc., has commissioned

Isaac Haft, Inc., has commissioned Shampan & Shampan to prepare plans and supervise the construction of a six story elevator apartment house and a five story apartment house adjoining at the southwest corner of Grand Concourse Boulevard and Echo place, 255x103, to cost \$750,000.

Plans have been filed for a five story apartment to be erected on the west side of Rogers place, 217 feet north of Westchester avenue, 66,8x60.4, by the Allana Building Corporation, Robert J. Allen, president. Charles Schaefer, Jr., the architect, estimates the cost at \$80,000.

Deals Revealed in Transfers.

The Emilian Real Estate Corporation sold to Peter A. Zanelle 405 East 100th street, a six story tenement, 25x100.

Piero Alvino sold to Giuseppe Pecora 53 to 57 Houston street, southwest corner of Mott street, three five story tenements, 63.4x76.

Minnie Michol sold to the Rev. Pasquale Nuzzi 109 and 111 East 199th street, two four story tenements, 37.6x 100.

100.
Harris Mandelbaum sold to the Wille-

morse Realty Company 188 to 142 East Twenty-eighth street, three five story

Twenty-eighth street, three five story flats, 75x98.9.

The Canal Securities Corporation sold to Ida Rosenberg 240 East Broadway, a three story tenement, 23.10x107.8, through to Division street, leasehold.

Fishel Katka sold to Rosie Gluck 7 Manhattan street, near Houston street, a five story tenement, 25.2x62.

Harold Glass soll to Lillian Brinn the northwest corner of Madison avenue and 107th street, a six story apartment, 44.2x110.

44.2x110.

Thomas S. Walker sold to Henry F. and Maria Haske 2280 Eighth avenue, a four story tenement, 24.6x100.

Garrit Smith sold to Winifred F. Carrioll 178 West Eighty-eighth street, a three story dwelling, 19x100.

Adna H. Miller sold to Adolph Spiegel 47 West 113th street, a three story dwelling, 16.8x100.

Valentine M. Kelly sold to Nellie O'Rellly 454 West 144th street, a three and a half story dwelling, 20x100. 14.2x110.

BRONX TRANSACTIONS.

The S. L. Aronds Company sold for Abraham Seigel the northwest corner of Claremont Parkway and Washington avenue, six story apartment house, 45x 160, consisting of twenty-six suites and

Alexander Selkin and David Mintz sold 2678 Creston avenue, a three story dwelling, 40x76. The same brokers resold 2716 Decatur avenue, a three story two family sixteen room dwelling, 25x

100.

Rasmussen & Sauter sold for Thomas Gallagher the two family house, lot 25x 100, at 2805 Loring place to Bertha Gindin; also for Stoop Social Club the two story frame building, 25x30, at 2024 Valentine avenue to H. Karlstaft, and for Sophie Newman the one family frame dwelling, 15x35, at 450 East 182d street to Mary Sutter.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

WHY BLAME THE LANDLORD?

You would raise the rent yourself If you had plenty of tenants willing to pay it

But think of the comfort, pleasure and economy of owning a nice little home of your own and no landlord can raise your rent

ABSOLUTE AND UNPROTECTED

AUCTION SALE

For Whatever They Will Bring

15 One Family New, Private Brick Dwellings On Holland Avenue, two blocks from Allerton Avenue Subway Station of the White Plains Line

THURSDAY, IUNE 9, 1921.

at the Real Estate Exchange, 14 Vesey Street EASY TERMS Tax Exempt

Restricted Neighborhood

J. CLARENCE DAVIES, 149th St. and 3rd Ave., New York JOSEPH P. DAY, 67 Liberty Street

ABSOLUTE **AUCTION SALE** TO-MORROW

328 CHOICE SITES Englewood, N. J.

This Is an Absolute Sale MATTLAGE, Deceased.

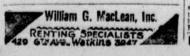
er the hour-1 P. M., on the BRYAN L. KENNELLY

REAL ESTATE AUCTIONEER

BITTY WHISTLE & LIVINGSTON, Agents

CITY REAL ESTATE.

G COPWIN



CITY REAL ESTATE. See BYRNE & BOWMAN, 30 E. 424 St.

or the sale, exchange or management our property. Mortgages negotiated. Above 59th St.—5th Av. to East River 80th St. nr. 5th Av.

Lots 25 x 100

25x102, house built full depth ster bedrooms and 5 baths, 6 ser-rooms, clevator, parquet floor-Price, \$105,000 A BARGAIN

J. CLARENCE DAVIES,

100,000 Square Feet Manufacturing Bldg.

of office building and add large sur WOLFE & CO., 200 Broadway.

Berough of Brooklyn-Sale or Cent. WILL SACRIFICE-LEAVING CITY

Gair, furnished of unfurnished, has 12 rooms and 2 baths; every modern convenience that money can buy; large front and rear plansa, also sleening porch; double garage; large plot; 5 minutes to Brighton express station, 20 minutes to Times square; price \$32,000; cost \$40,000; terms to suit. Apply Mrs. ALENANDER F. GAIR, 322 East 17th st., Flatbush. Phone Flatbush 6150.

100 LOTS

at subway, 30 minutes Times square, in brau-tiful Mariboro, Brooklyn; terms and loans to builders or individuals. J. JACOBSON, 387 Broadway, Manhattan. Franklin 3359.

An Open Letter from Joe Day to John Doe

Dear John Doe:

You are the Great American Public, and everybody from the President down, knows you familiarly and affectionately as John Doe, so pardon the intimacy of this communication. I always think of you as the fellow who gets his publicity for nothing! And I'm wondering if you'd like to buy a piece of property at Long Beach on the same basis-not exactly for nothing, but for what will look like nothing when Unrestricted Long Beach hits its stride.

The fact is, that 1031 Lots at Long Beach have been foreclosed, and I have been commissioned to sell them Free from Restrictions of any kind. The same thing happened in Atlantic City years ago, changing a wilderness into a city overnight.

Of course, the cases are not quite parallel, for Long Beach is far from being a wilderness - it is literally a Garden by the Sea-it has \$20,000,000 worth of improvements and a location that Atlantic City would give her eye teeth to own! So you can guess what's going to happen now that Long Beach is an honest-to-goodness wide-open town.

The point I am making is this: Atlantic City has a Long Beach past-Long Beach has an Atlantic City future. You can't make money out of the pastyou can draw on it for experience, and that experience teaches that when the restrictions are off it's time to wade in!

You don't have to be a prophet to see a profit at Long Beach. It looks like finding it to me!

Yours very truly,

LONG BEACH

Absolute Auction Sale TOMORROW on the premises at 2.30 P.M. rain or shine.

CITY REAL ESTATE. outh of Brooklyn-Sale or Rent.

GREAT HOUSE BARGAIN

Owner sacrifices beautiful house, brick oranda, steam heat, electricity, fine fixures, parquetry, tiled bath, artistic decorations, garage space, near subway and elected, Small deposit and \$50 monthly. Tax zemption saves \$2,000.

PHONE MIDWOOD 7288.

Borough of Queens-Sale or Rent.

Forest Kills Gardens

Houses and Villa Plots for Sale. SAGE FOUNDATION HOMES CO.

B. H. Sweet Jamaica & L. I. Lots, 265 Fulton St., Jamaics

REAL ESTATE—OUT OF CITY.

Long Island-Sale or Rent.

- 51/2 ACRES -ON HUNTINGTON HARBOR

Motor out over week end or Decoration Day and inspect the best values on North Shore at half cost, \$37.500. Residence, garage, grounds first class. Caretaker on property.

Turn left on Main Street, village of Huntington, at traiffe post, follow passend of trolley straight along harbor mass Yacht Club on left, still follow Shore Read about % mile to property with beautiful trees on right frontin on harbor, Notice sign.

LECLUSE VASHIBURN & CO., 25 Fam. Oth Street, N. Y., or Telephone Huntington 150.

G. WOLF, Exceptional bargain on the North Shere. NORTH SHORE REAL ESTATE.
L'ECLUSE, WASHBURN & CO.,
East 40th St. Vanderbilt 55

Westchester-Sale or Rent. PLEASANTVILLE, N. Y.

GEORGE P. ARCHER,
REAL ESTATE,
Vanderbilt 5094. to East 434 St.

FICIDS 10 R
RIVERDALE-ON-HUDSON,
New York City's most accessible suburb,
GEORGE ROWE, S27 Fifth Ave., N. Y. C.

An advertisement in the Lost and Found columns of THE NEW YORK HERALD offers a real possibility of recovering your last property.

REAL ESTATE-OUT OF CITY. Westchester-Sale or Rent.

Accept This Invitation and Solve Your Home Problem VISIT

HARMON ON-THE-HUDSON

Next Sunday Morning
that of the young couples who
thed HARMON last summer are
to building their homes there.
I new bungalows and houses are
to under construction. Plans out
many more. Are you going to
tinue paying rent forever?
tet us tell you all about HARN. Call or write for our illusted booklet, which will show you
ws of the houses already built there
if tell you all about this wonderful
telopment.

the tell you all about this wonderful levelopment.

One hundred trains daily.

Harmon Station on the property.

The Hudson River on one side.

The ploturesque Croton on the other side.

Special train next Sunday from Frand Central Terminal, 11:35 (Daylight Saving Time). Our agent, cearing yellow badge, will be at the rain gate to give you free tickets, aunch will be served at the Clubiouse on the banks of the Croton River at 1 P. M. CLIFFORD B. HARMON& CO.Inc.,

il East 42d St., New York City

Connecticut-Sale or Rent. SERANKT STANDONN POWER 1885

P. HATCH, INC. Real Fatate Greenwich, Ct

New Jersey-Sale or Rent.

THE POOR MAN'S CHANCE TO OWN HIS OWN HOME. \$7.000 ON EASY TERMS

\$45 PER MONTH PAYS B. & L MORTGAGE IN A FEW YEARS, LITTLE, ASH REQUIRED, Write Curtis Smith, 16s Frondway, N. Y. City, for full details.

Attractive Cottage \$2,000 cash, balance on convenient mortsage, buys new six-room house on large graded plot in nearby residential community. Steam heat, electricity, gas, hardwood floors, open fireplace, ercens, shades and storm sash included. A rare bargain for quick purchaser at \$7,800, Address R. S. DAY, 50 Union Square, New York City. Phone Stuyvesant 9927.

MONTCLAIR PROPERTIES

FRANK HUGHES COMPANY

REAL ESTATE—OUT OF CITY. Long Island-Sale or Rent



Costs of Building Are Down

Prices of Restricted Lots Will Increase BUILD NOW

OLD GARDEN CITY

The high social character of the community

and the policy of protective restriction are compelling reasons for a home in "The Cathedral Town" Restricted Plots 40 ft. x 100 ft. and larger

Priced \$1.500 upwards

Property Ready for Immediate Building Send for Bookles

GARDEN CITY, L.I. R. W. ENSIGN, Resident Manager

THE GARDEN CITY COMPANY

New Jersey-Sale or Rent.

CHAS. R. REEVE, MILLBURN, N. J. Homes from \$7,500 to \$150,000. Maplewood - Shert Hills - Summit. HURDOCK COMPANY Montclair Remes Opp. Lockswanna. Phone 4616.

New Jersey-Sale or Bent.

RAHWAY, N. J.

New houses, 6 rooms and baths; barganis;
56,000, \$1,000 cash, \$60 monthly.

2. A Compression, Contractor,
Lincoln Highway and Central Av.

Long Island-Sale or Rent SERVANTLESS HOUSE FOR SALE

REAL ESTATE-OUT OF CITY.

MOUNTAIN LARES, N. J. Gentleman's modern stucce, 10 recomes, 3 statis, garage, living quarters; stalls for horses; 2% acre plot; best section; price \$355,000, free and clear; will trade ARNOLD T. GREGAN, 189 Montague st. Herodilys.

space to windows.

18 East 41st Street

REAL ESTATE—OUT OF CITY.

New Jersey-Sale or Rent.

\$2,000

REAL ESTATE WANTED.

WANTED FOR HEAVY MANUFACTURING 100,000 to 150,000 Sq. Ft. WITH SIDING.
K 384 HERALD, 280 BEOADWAY.

FACTORIES FOR SALE OR RENT.

LONG ISLAND CITY
Laft Mance 5,000 to 100,000 Square Feet.
EOMAN CATLMAN COMPANY,
Bridge Plans
LONG ISLAND CITY FACTORIES & SITES THE BROAD ST. NEWARK. N.J.

BUSINESS PLACES TO LET. From Battery to 14th St. Incinsive. -STUDIOS.

\$40-\$75 Monthly Natural and north light, suitable artists writers, &c.; central location, near Green 127 University Place

Above 14th St. to 50th St. (Inclusive) East River to North River.

PENN. TERMINAL BLDG. 17TH FLOOR OFFICES & STORES



A BANK AND A NEWSPAPER are the ground floor

EVENING TELEGRAM BUILDING

tenants of the

at 16th St. and 7th Ave.

There could scarcely be a more desirable and substantial occupancy for you to associate your business with.

Small or large space, single offices or complete floors on the third, fourth, firth and sixth floors. Every room has direct smilight and

Two new, high speed passenger ele-14th St. Subway express stop-block and a half away.

Surface cars at the door.

Elevated service one block distant Admirable location for selling agents accounting firms, architects or other classes of business wishing superforecommodations at less rental than in the more congested districts, but with all the advantages of the higher

Apply to your own broker or at the office of

THE EVENING TELEGRAM. Cor. 16th St. and 7th Ave. Phone-Chelsea 1000.

40 x 140 ALL LIGHT LOFTS

Lofts-Stores-Buildings

Mercantile Warrhouses and Factories. LOUIS SCHRAG, 142 W. 23d St